

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for AUGUST 20, 2003 PLANNING COMMISSION MEETING

P.A.S.: Old Mill Village Preliminary Plat #03003

PROPOSAL: To preliminary plat 115 residential lots and one Outlot on approximately 28.76 acres.

LOCATION: S.W. 12th St. & W. South St.

WAIVER REQUEST:

1. Allow street grades greater than 3% at intersection approach of West Lake St. and S.W. Soukup Dr.
2. Allow sanitary sewer grades opposite street grades in S.W. Soukup Circle.
3. Allow double frontage lots along South St.
4. Allow length of Block 4 to exceed distance without pedestrian way easement.
5. Improvements to South St. to urban standards.

LAND AREA: 28.76 acres more or less.

CONCLUSION: With conditions the preliminary plat is in conformance with the Zoning and Land Subdivision Ordinances, and the 2025 Comprehensive Plan. Public Works & Utilities Department does not object to the requested waivers except for street grades greater than 3% at intersection approach of West Lake St. & S.W. Soukup Dr.

RECOMMENDATION:

Preliminary Plat	Conditional Approval
Waivers	
1. Street grades greater than 3% at intersection approach of W. Lake St. & S. W. Soukup Dr.	Denial
2. Sanitary sewer grades opposite street grades in S.W. Soukup Cir.	Approval
3. Double frontage lots along South St.	Approval
4. Pedestrian easement in block 4	Approval
5. Improvements to South St. to urban standards	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: see attached

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	R-3, Residential	Mobile Home Court
South:	R-3, Residential	Single family/two-family residential
Southeast	P-Public	Nebraska Department of Roads property and Burlington Northern railroad.
East:	R-3, Residential	South St.
West:	R-3, Residential	Single family/two-family residential

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2025 Comprehensive Plan shows this area as urban residential. (F-23)

Guiding Principles for the Urban Environment includes:

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods and more dwelling units per acre in new neighborhoods. (F-17)

Home ownership is the foundation upon which successful neighborhoods and communities are built. Citizens should be able to afford to buy a safe and decent home. (F-18)

Encourage mixed-use redevelopment, adaptive reuse and in-fill development including residential, commercial and retail uses. (F-18)

Encourage different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population. (F-18)

Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood. Preserve existing affordable housing and promote the creation of new affordable housing throughout the community. (F-65)

Housing affordability is not merely important for the community, it is imperative. Lack of affordable housing directly impacts citizen's assets and opportunities, which in turn shape the community's assets and opportunities. (F-66)

Interconnected networks of streets, trails and sidewalks should be designed to encourage walking and bicycling and provide multiple connections within and between neighborhoods. (F-66)

HISTORY:

Date when preliminary plat was submitted:	February 28, 2003
Date when Planning Director's letter was sent:	March 28, 2003
Date when revised preliminary plat was submitted:	July 18, 2003

September 16, 2002	The area covered by this preliminary plat was annexed into the city by Ordinance #18064.
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July 20, 1998	Vestecka's Villa Van Dorn Addition final plat abutting to the southwest was approved.
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JULY 20, 1978	A strip of land approximately 150' x 1,280' abutting the east side of S.W. 12 th Street was annexed by Ordinance #12332.
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August 9, 1976	Village Manor Estates final plat abutting to the west was approved.
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May 7, 1973	Coddington West final plat abutting to the northwest was approved.
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The subject property was changed from A-2 Single Family Dwelling District to R-3 Residential District in the 1979 zoning update.

UTILITIES: S.W. 12th St has an existing 6" water main and 8" sanitary sewer main.

TOPOGRAPHY: This area slopes from the northwest to the southeast.

TRAFFIC ANALYSIS: S.W. 12th St is classified as a local street.
South St. is classified as a urban collector.

PUBLIC SERVICE: The closest elementary school is Roper located at S. Coddington & West South St.

The nearest fire station is Fire Station #13 located at S. Coddington & West "A" St.

The nearest neighborhood parks are S. Coddington & A Park located at Coddington Ave. and south of West "A" St. and Willard Park located at West "B" St. and Folsom St.

ANALYSIS:

1. This is a request to preliminary plat 115 residential lots. The zoning is R-3 residential.
2. The preliminary plat is consistent with the 2025 Comprehensive Plan.
3. The plat is adjacent to an established residential neighborhood and is an appropriate infill development utilizing unused land in an older neighborhood.
4. The proposed development utilizes existing infrastructure.
5. The requested waiver for a pedestrian easement is acceptable because the pedestrian way does not lead to any outlot, recreation area or park.
6. This plat is being developed by Nebraska Housing Resource and will provide housing for moderate income families.

CONDITIONS:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 A correct legal description.
 - 1.1.2 Change Avenue to street in Note 23A.
 - 1.1.3 Add utility easements as requested by July 29, 2003 L.E.S. report.
 - 1.1.4 Show minimum opening elevations for Lots 8 and 9 Block 2. Both lots are adjacent to the detention pond.

- 1.1.5 Add to Note 23 the waiver for improvements of South St. to urban standards.
- 1.1.6 Add street trees on S.W. 12th St. for those lots abutting S.W. 12th St. Revise the landscape schedule accordingly.
- 1.1.7 Revise the grading and drainage plans to the satisfaction of Public Works & Utilities Department.
- 1.1.8 Make corrections as outlined in Public Works and Utilities report of August 1, 2003.

2. The City Council approves associated request:

- 2.1 Waiver to allow street grades greater than 3% at intersection approach of West Lake St. and S.W. Soukup Dr.
- 2.2 Waiver to allow sanitary sewer grades opposite street grades in S.W. Soukup Circle.
- 2.3 Waiver to allow double frontage lots along South St.
- 2.4 Waiver to allow length of Block 4 to exceed distance without pedestrian way easement.
- 2.5 Waiver to improvements of South St. to urban standards.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:

- 3.1 You have completed or posted a surety to guarantee the completion of the public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs.
- 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

- 3.2.2 To complete the private improvement shown on the preliminary plat.
- 3.2.3 To continuously and regularly maintain the street trees and landscape screens.
- 3.2.4 To submit to the lot buyers and home builders a copy of the soil analysis.
- 3.2.5 To pay all improvement costs.
- 3.2.6 To comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
- 3.2.7 To relinquish the right of direct vehicular access to South street.
- 3.2.8 To maintain the outlot and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

Prepared by:

Tom Cajka
Planner

DATE: August 1, 2003

APPLICANT: Nebraska Housing Resource
Robert Peterson
1230 "O" St.
Lincoln, NE 68508
(402) 434-3904

OWNER: same as applicant

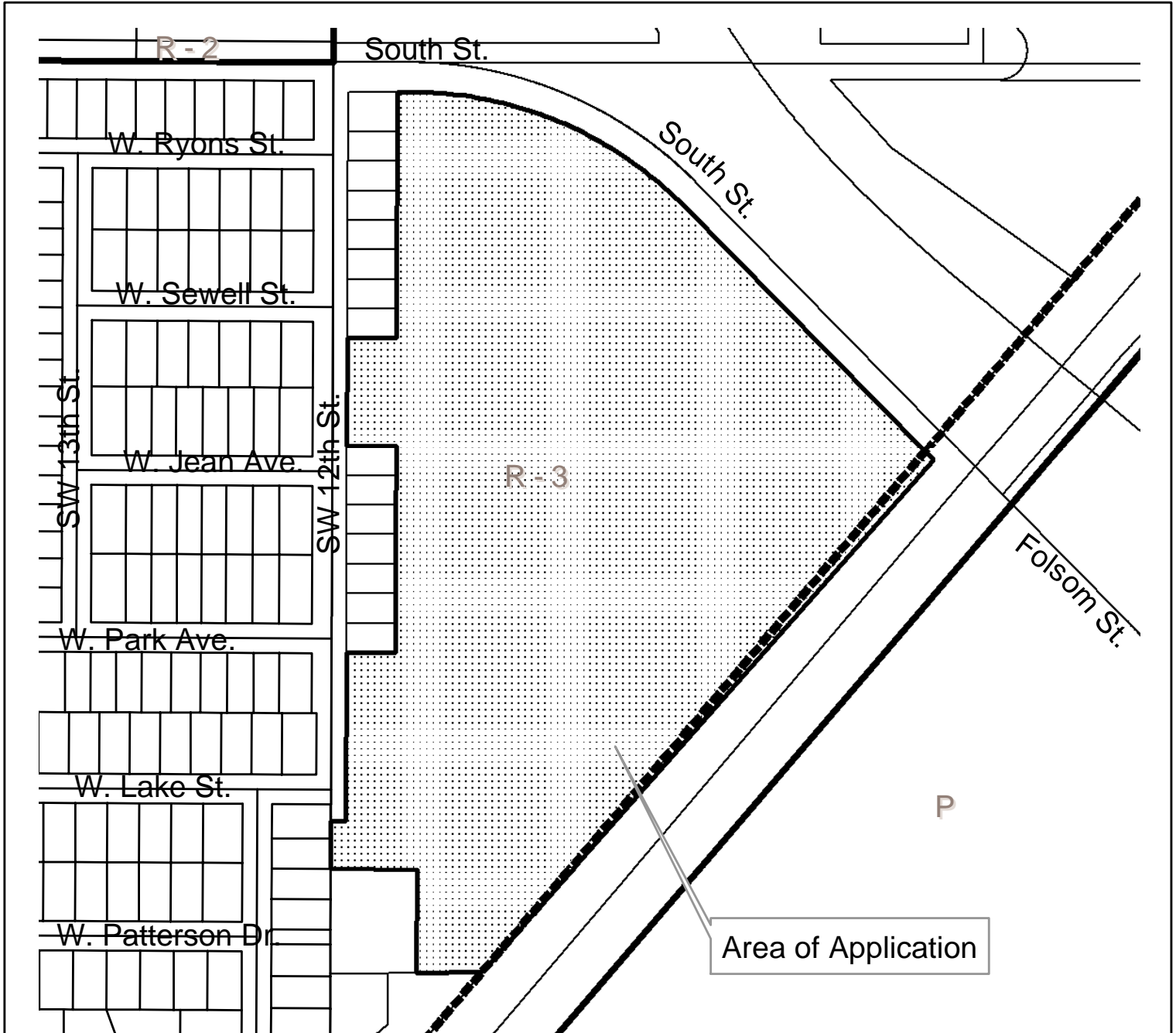
CONTACT: Richard P. Onnen
Engineering Design Consultants
2200 Fletcher Ave. Suite 102
Lincoln, NE 68521
(402) 483-4014

F:\FILES\Planning\PC\PP\03000\PP03003OldMill Village.tjc.wpd



Preliminary Plat #03003 Old Mill Village



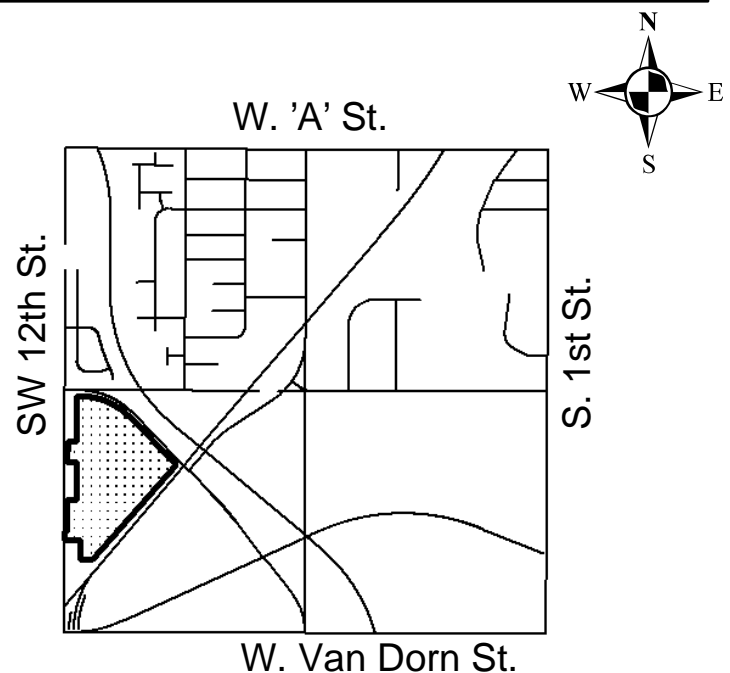
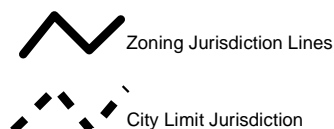


Preliminary Plat #03003 Old Mill Village

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 34 T10N R6E



Old Mill Village SITE PLAN EXHIBIT

Lincoln, Nebraska

Drawn By: LEF

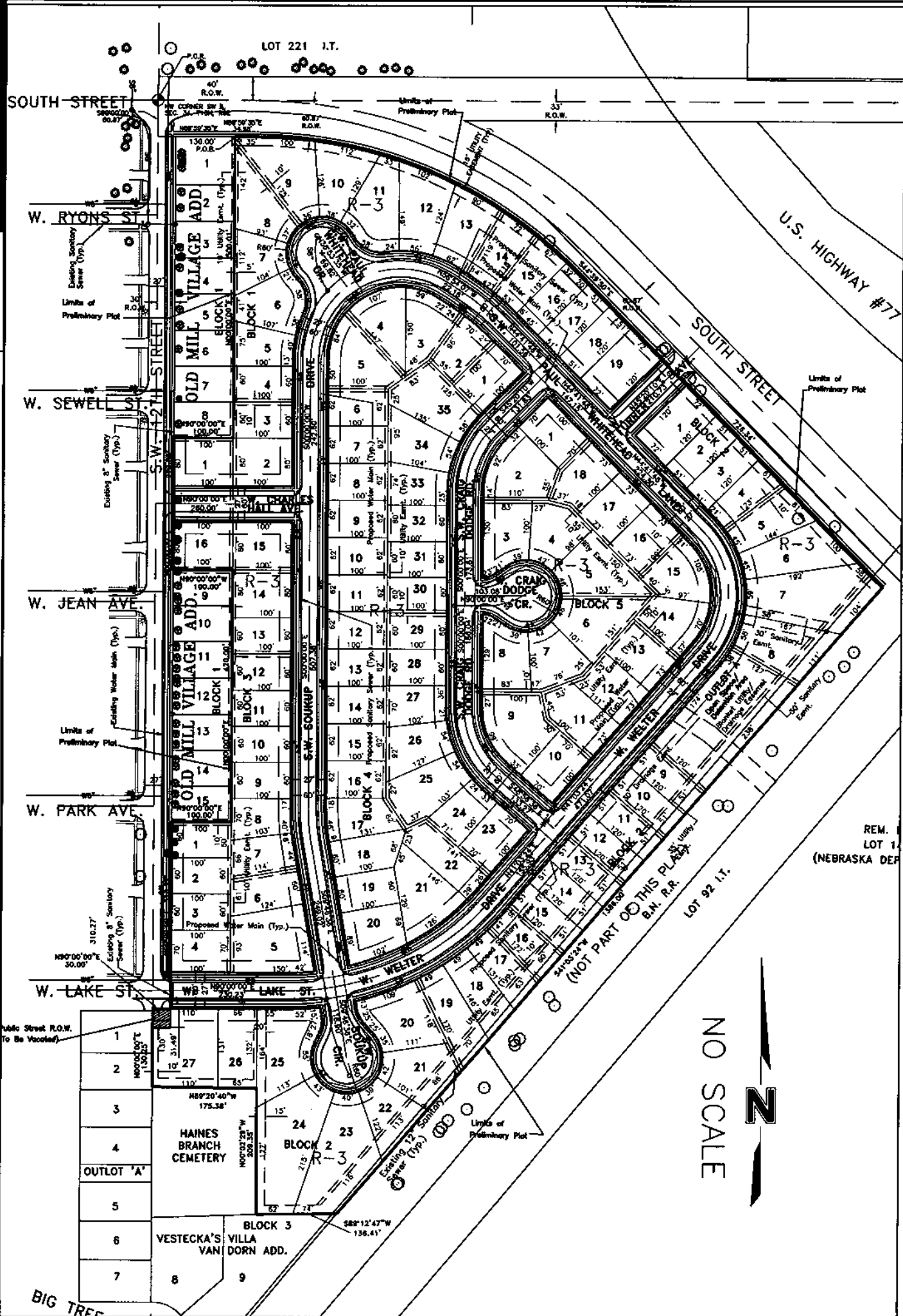
DWG.: Pp-cv1

Date: 08/06/03

Job#: 03-004

SHEET

1 OF 2



- [illegible]

LEGAL DESCRIPTION

PRELIMINARY PLAT BOUNDARY

A TRACT OF LAND LOCATED IN OUTLOT "A", OLD MILL VILLAGE ADDITION IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 8TH P.M., LANCASTER COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

RETERRING TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER. THENCE: 90°
00'00" (ASSUMED) ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF
60.47 FEET; THENCE: N89°29'35"E, A DISTANCE OF 130.00 FEET TO THE POINT OF
BEGINNING; THENCE: CONTINUING N69°39'30"E ON THE WEST SIDE OF STREET RIGHT-OF-
WAY, A DISTANCE OF 100.00 FEET TO THE INTERSECTION OF SAID STREET RIGHT-OF-
WAY WITH A CENTRAL ANGLE OF 45°20'24"; A BEARING OF 7°54.51" IN AN ARC
LENGTH OF 606.18 FEET, A CHORD LENGTH OF 392.44 FEET AND A CHORD BEARING OF
S67°00'00" E; THENCE: ON SAID CURVE AND FRONT-OF-YAW LINE, A DISTANCE OF 606.18
FEET TO THE POINT OF BEGINNING; THENCE: S44°30'00" E, ON SAID FRONT-OF-YAW LINE,
A DISTANCE OF 100.00 FEET TO THE INTERSECTION OF SAID FRONT-OF-YAW LINE WITH
THE EAST SIDE OF STREET RIGHT-OF-WAY; THENCE: S89°29'35"E, ALONG THE EAST
CORNER OF LOT 9, BLOCK 3, VESTERDA'S WALVA VAN DORN ADDITION TO LINCOLN, THENCE:
S89°12'41"E, ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 136.41 FEET TO
S89°12'41"E, ALONG THE NORTH BRANCH OF CALESTER; THENCE: N00°02'29"E, ALONG THE EAST
SIDE OF STREET RIGHT-OF-WAY, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID
QUARTER SECTION 36; THENCE: S89°29'35"E, A DISTANCE OF 130.00 FEET TO THE POINT OF
BEGINNING. TOTAL AREA: 12.29 ACRES. CALCULATED BY: JAMES L. HARRIS, JR., SURVEYOR.
OF 115.36 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION; THENCE: N00°
00'00" E, ALONG SAID WEST LINE, A DISTANCE OF 130.25 FEET; THENCE: S89°00'00" E,
A DISTANCE OF 30.00 FEET; THENCE: N00°00'00" E, A DISTANCE OF 310.27 FEET; THENCE:
S89°00'00" E, A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST FRONT-OF-YAW LINE
OF SAID 17TH STREET; THENCE: N00°00'00" E, ALONG SAID FRONT-OF-YAW LINE, A DISTANCE
OF 300.00 FEET TO THE POINT OF BEGINNING. TOTAL AREA: 12.29 ACRES. CALCULATED
BY: JAMES L. HARRIS, JR., SURVEYOR.

AREA OF 26.76 ACRES (114 LOTS AND 1 OUTLOT) MORE OR LESS.

[illegible]

DATE	KYLE E. CATT	L.S. NO. 6088
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TOTAL LOTS - 118
TOTAL BLOCKS - 5
TOTAL UNITS - 115

OUTLOTS & USE
OUTLOT 'A'-DETENTION/ OPEN SPACE

25. TOTAL USAGE:

115 PROPOSED SINGLE FAMILY LOTS
1 OUTLOT

1 OUTLET

TOTAL LOTS - 116

TOTAL BLOCKS - 5

TOTAL UNITS - 113

Outputs & Use

OUTLOT 'A'-DETENTION/ OPEN SPACE

ENGINEER

ENGINEERING DESIGN CONSULTANTS
2200 FLETCHER AVENUE SUITE 102
LINCOLN, NE 68504
PHONE #402-438-4014

OWNER/DEVELOPER

NEBRASKA HOUSING RESOURCE
1230 'O' STREET, COMMERCE COURT
LINCOLN, NEBRASKA 68508
402-434-3904

Old Mill Village

SITE PLAN EXHIBIT

Lincoln, Nebraska

Drawn By: LEF

Dwg.: PP_cv1

Date: 08/06/03

Job#: 03-004

SHEET

2 OF 2

LEGAL DESCRIPTION

PRELIMINARY PLAT BOUNDARY

A TRACT OF LAND LOCATED IN OUTLOT 'A', OLD MILL VILLAGE ADDITION IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE: S00°00'00"E, (ASSUMED), ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 60.87 FEET; THENCE: N89°59'35"E, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING; THENCE: CONTINUING N89°59'35"E, ON THE WEST SOUTH STREET RIGHT-OF-WAY LINE, A DISTANCE OF 34.98 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 45°20'34", A RADIUS OF 788.51 FEET, AN ARC LENGTH OF 608.18 FEET, A CHORD LENGTH OF 592.44 FEET AND A CHORD BEARING OF S67°20'08"E; THENCE: ON SAID CURVE AND RIGHT-OF-WAY LINE, A DISTANCE OF 608.18 FEET TO THE POINT OF TANGENCY; THENCE: S44°39'50"E, ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 726.34 FEET TO A POINT ON THE WESTERLY RAILROAD RIGHT-OF-WAY LINE; THENCE: S41°03'24"W, ON SAID LINE, A DISTANCE OF 1386.00 FEET TO THE NORTHEAST CORNER OF LOT 9, BLOCK 3, VESTECKA'S VILLA VAN DORN ADDITION TO LINCOLN; THENCE: S89°12'47"W, ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 136.41 FEET TO THE SOUTHEAST CORNER OF HAINES BRANCH CEMETERY; THENCE: N00°02'29"W, ALONG THE EAST LINE OF SAID CEMETERY, A DISTANCE OF 209.35 FEET TO THE NORTHEAST CORNER OF SAID CEMETERY; THENCE: N89°20'40"W, ALONG THE NORTH LINE OF SAID CEMETERY, A DISTANCE OF 175.38 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION; THENCE: N00°00'00"E, ALONG SAID WEST LINE, A DISTANCE OF 130.25 FEET; THENCE: S90°00'00"E, A DISTANCE OF 30.00 FEET; THENCE: N00°00'00"E, A DISTANCE OF 310.27 FEET; THENCE: S90°00'00"E, A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.W. 12TH STREET; THENCE: N90°00'00"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 220.00 FEET; THENCE: S90°00'00"E, A DISTANCE OF 100.00 FEET; THENCE: N00°00'00"E, A DISTANCE OF 800.01 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 28.76 ACRES (114 LOTS AND 1 OUTLOT) MORE OR LESS.

I HEREBY CERTIFY AS A REGISTERED LAND SURVEYOR IN NEBRASKA, AND UNDER THE GUIDELINES OF LAND SUBDIVISION TITLE 26.19.041, THAT I HAVE ACCURATELY SURVEYED THIS SUBDIVISION AND ATTEST TO THE ACCURACY OF THE SURVEY AND THE CORRECT LOCATION OF ALL PERMANENT SURVEY MONUMENTS SHOWN ON THIS PLAT, AND THAT THE LOTS, BLOCKS, STREETS, ALLEYS, PUBLIC WAYS AND GROUNDS ARE STAKED AND MARKED AS HEREIN REQUIRED. PERMANENT MONUMENTS HAVE BEEN FOUND OR PLACED AT EACH OF THE FINAL PLAT CORNERS OF THE PERIPHERY OF THE SUBDIVISION, AT EACH POINT OF TANGENCY AND CURVATURE AND AT ALL LOT AND BLOCK CORNERS. ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT. ARC DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN.

DATE

KYLE E. CATT

L.S. NO. 609

Preliminary Plat

Memorandum

To:	Tom Cajka, Planning Department
From:	Chad Blahak, Public Works and Utilities
Subject:	Old Mill Village Preliminary Plat #03003
Date:	8/07/03
cc:	Randy Hoskins Devin Biesecker

Engineering Services has reviewed the re-submitted preliminary plat for Old Mill Village, located east of SW 12th Street from West Lake Street to South Street and has the following comments:

- The K-value for vertical curve at station 1+80 in the Charles Hall Avenue profile does not meet design standards and should be revised.
- The drainage study indicates that there is more runoff for the 10yr storm with the proposed development than for the existing conditions. As the runoff is ultimately discharged onto NDOR property, the NDOR should be consulted for permission to discharge the higher flow onto its property.
- Clarification is needed regarding some information provided in the drainage study. Public Works will contact the developers engineer to discuss the concerns.
- The requested waiver for sanitary sewer running opposite street grades is acceptable as it does not produce sewer depths in excess of the 15' maximum.
- The requested waiver of design standards for constructing South Street with curb and gutter is acceptable to Public Works. However, the required sidewalk along South Street needs to be shown on the plans along with the grading necessary to construct the sidewalk at the standard elevation relative to the theoretical top of curb in South Street. If a deviation from the standard is required, the locations need to be indicated and justification needs to be provided.
- A culvert needs to be shown under Furrer Street at the South Street intersection. The grading necessary for the construction of the culvert, allowing for positive drainage to the railroad ditch, must also be shown.
- The proposed street names seem excessively long and consideration should be taken to shortening them.
- The proposed new culvert under the railroad tracks needs to be shown on the plans along

Tom Cajka, Planning Department

Page 1

August 7, 2003

with grading necessary to construct the culvert. Drainage area and pipe sizing calculations must also be provided verifying the adequacy of the proposed culvert.

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**PUBLIC WORKS AND
UTILITIES DEPARTMENT**



MEMORANDUM

Date: August 1, 2003

To: Tom Cajka

cc: Ben Higgins, Chad Blahak

From: Devin Biesecker

Subject: Old Mill Village

Below are Watershed Management's comments on the Old Mill Village preliminary plat. Comments are based on a three-sheet plan set and hydrology study stamped July 18, 2003 by the Planning Department.

1. Need to have minimum opening elevations assigned to Lots 8 and 9 in Block 2. Both lots are adjacent to the detention pond.
2. Post development flows exceed pre developed flows for the 2 and 10 year storm events. The detention cell must be sized so that post development flows do not exceed pre developed flow rates.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Tom Cajka	DATE: July 30, 2003
DEPARTMENT: Planning	FROM: Chris Schroeder
ATTENTION:	DEPARTMENT: Health
CARBONS TO: EH File EH Administration	SUBJECT: Old Mill Village Preliminary Platt

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed Old Mill Village development with the following noted:

- A rail line is located approximately 80 feet from the proposed residential development. Trains are known to carry hazardous chemicals/materials in large quantities. The LLCHD does have concerns regarding the possibility of hazardous materials incidents involving trains with residential populations in relative close proximity.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

Memo



To: Tom Cajka, Planning Department

From: Mark Canney, Parks & Recreation

Date: July 22, 2003

Re: Old Mill Village PP 03003

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have no comments.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.



INTER-DEPARTMENT COMMUNICATION

DATE July 29, 2003

TO Tom Cajka, City Planning

FROM Sharon Theobald
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS
P.P. #03003
DN #23S-11W

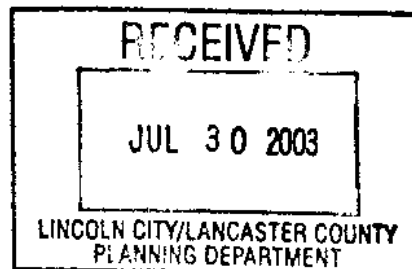
Attached is the Preliminary Plat for Old Mill Village.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map.

It should be noted, any relocation of existing facilities will be at the owner/developer's expense.

Sharon Theobald



ST/nh
Attachment
c: Terry Wiebke
Easement File

Rick Onnen

From: Moy, Jack D [Jack.Moy@bnsf.com]
Sent: Tuesday, April 15, 2003 4:58 PM
To: 'Rick Onnen'
Cc: Ferguson, Edward O
Subject: RE: Old Mill Village Storm Sewer

Rick, Will this e-mail do as a letter or do you need a formal letter? The Burlington Northern Santa Fe Railway Co. will approve the installation of a larger pipe under our track if the railroad forces install the pipe and you acquire all the permits and furnish all the data to support the installation. This means that a drainage study will have to be preformed to insure that the increase in flow will not flood people or property down stream from the site. The plans will have to be approved by the proper authorities and the BNSF engineering. We are willing to work with you to accomplish your project. Please, keep us informed as to the time line and the progress of the plans. If you need to have meetings, I would be more than happy to attend.

Thanks!

Jack D. Moy
 Manager Engineering
 3700 Globeville Road
 Denver, Colorado 80216
 303-480-6582

-----Original Message-----

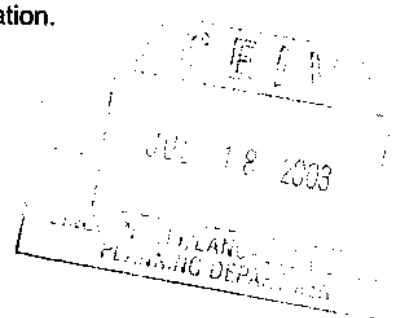
From: Rick Onnen [mailto:RONnen@edc-civil.com]
Sent: Thursday, April 10, 2003 3:33 PM
To: 'jack.moy@bnsf.com'
Subject: Old Mill Village Storm Sewer

Jack,

Some time ago you met with me regarding the possibility of constructing storm sewer across the BNSF right-of-way just south of the South Street Crossing in Lincoln, Nebraska (Lot 92 I.T. Section 34 T10N R6E of the 6th PM). As you may recall, the project involved development of adjacent property for residential use. The existing culvert appears to be undersized and the proposed development upstream will compound the problem. The proposed solution is to increase the size of the existing culvert or to construct a parallel pipe under the tracks. The City has commented that we must have permission from BNSF to propose construction of storm sewer on their property. I would appreciate you issuing me a letter stating BNSF's position on the matter. You may also want to use the letter as an opportunity to reiterate the requirements you requested (use of Railroad employees for construction of pipe on the right-of-way, construction of a fence between the right-of-way and the residential lots, etc.).

Please let me know if you have any questions or need additional information.

Rick Onnen
 Engineering Design Consultants
 2200 Fletcher Ave
 Lincoln, NE 68521
 Ph: 402-438-4014
 FAX: 402-438-4026



7/17/2003



July 17, 2003

Tom Cajka
Planning Department
555 South 10th Street
Lincoln, NE 68508

2200 Fletcher Avenue, Suite 102
Lincoln, Nebraska 68521

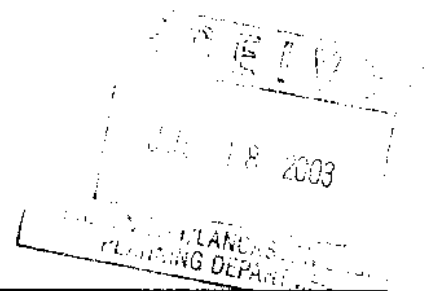
RE: Old Mill Village Preliminary Plat # 03003
EDC Project No. 03-004

Dear Tom:

Enclosed are 7 copies of the revised preliminary plat for the above referenced project. The drawings have been revised in response to the staff comment letter dated March 8, 2003.

Staff comments have been addressed as follows:

1. The note referring to sanitary sewer in SW 12th Street has been revised.
2. The request for waiver of storm water detention is being recalled. Three copies of detention calculations are enclosed with this submittal.
3. The grading & drainage plan has been revised in response to Public Works comments. Note that the top of rail elevation of the adjacent railroad is approximately 2 feet below the grade at the property line. Establishing minimum building elevations is unnecessary.
4. The Burlington Northern Santa Fe Railroad has been contacted regarding construction of storm sewer on its property. A copy of an e-mail stating their position on the subject is attached. No storm sewer is proposed on NDOR property and proposed discharge rates are similar to existing conditions.
5. West Lake Street is shown aligned with the existing street.
6. The portion of SW 12th Street south of W. Lake Street is shown to be vacated.
7. Furrer Drive has been added connecting Paul Whitehead Drive to South Street.
8. Street grades have been revised. The request for waiver of design standards for the approach grade of W. Lake Street to Soukup Drive is maintained. The intersection of W. Lake and Soukup cannot be raised without creating drainage concerns on Soukup Drive and jeopardizing the borrow requirements of NDOR.
9. The requested changes to street names have been made. Leydon Circle has been renamed Paul Whitehead Circle.
10. Fire hydrant spacing has been revised per design standards.
11. The requested easements have been added to the plat.
12. An Aviation and Noise Easement has been filed on the property.
13. The plat title has been revised as requested.
14. The previous Note 21 has been deleted.



- The following waivers to subdivision design standards are requested for this plat:**

- Please contact me if you have any questions regarding this plat.**

RH P. Quinn

cc: **Bob Peterson**

RECEIVED
PLANNING DEPARTMENT